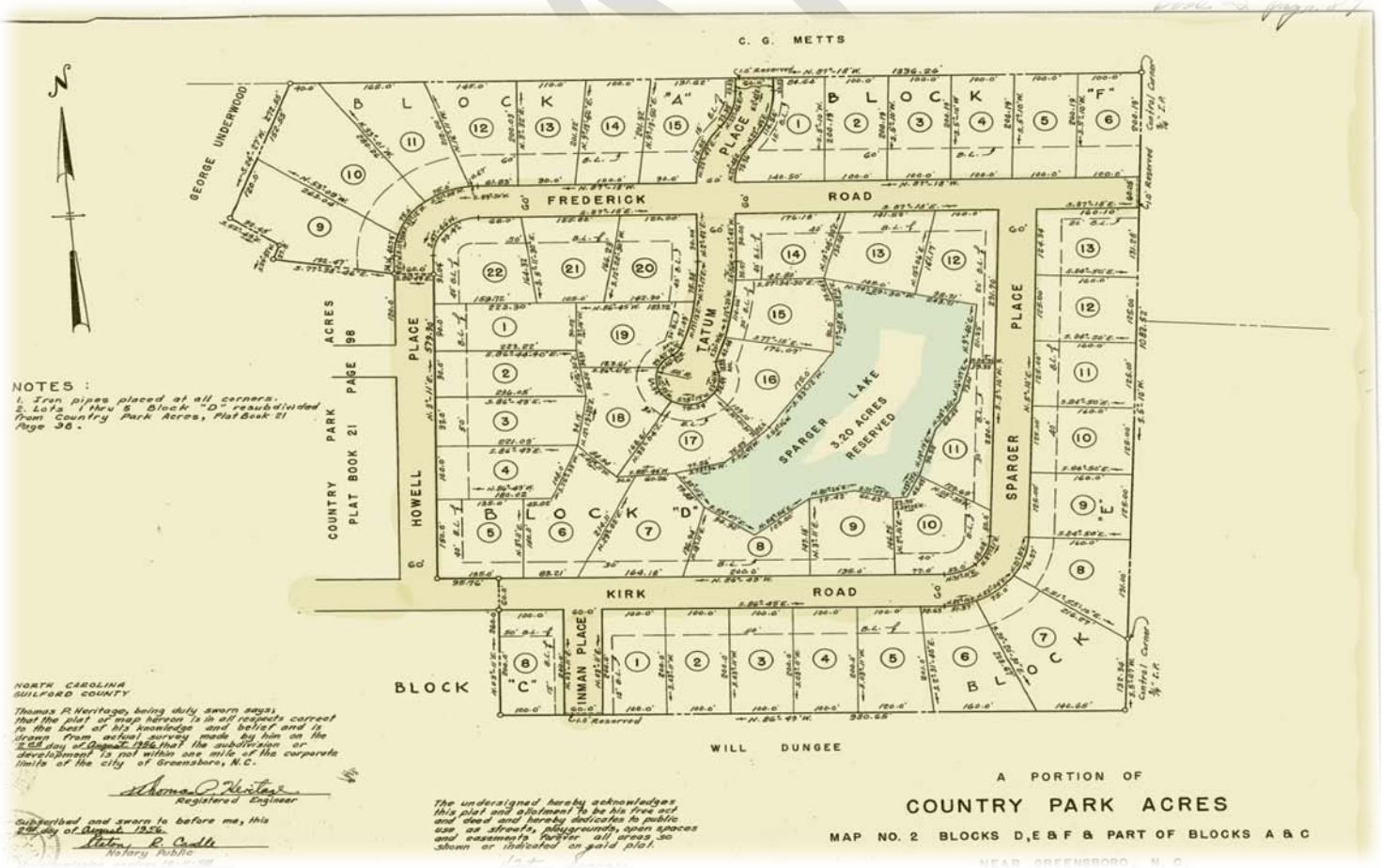


Lawndale/Lake Jeanette Draft NCO

Neighborhood Conservation Overlay



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Introduction

Purpose & Intent of the Lawndale/Lake Jeanette NCO

The Lawndale/Lake Jeannette Neighborhood Association (LLJNA) believes that the establishment of a Neighborhood Conservation Overlay is essential to preserving the integrity of their unique neighborhood, which includes features such as spacious lots, generous setbacks, and significant tree coverage.

The purpose of the Lawndale/Lake Jeannette NCO is to protect the uniqueness of the Lawndale/Lake Jeannette Neighborhood by requiring any new construction and development to conform to the existing distinctive characteristics of the Lawndale/Lake Jeannette Neighborhood.

The following information provides support and background information for the establishment of an NCO for the Lawndale/Lake Jeannette Neighborhood. This report establishes a context for amending existing zoning standards and creating new ones through an overlay district to facilitate compatible development or redevelopment. It suggests proposed boundaries and documents existing conditions of the area.

Greensboro's enabling ordinance for NCOs requires that a plan and development guidelines accompany any request for the creation of an NCO. Contained within this plan are: a statement of

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purpose and intent, description of the area boundary, relevant history, a physical description of the area, an analysis of the existing land use and zoning, and a review of the Lawndale/Lake Jeannette NCO planning process.

Applicability

The standards in this NCO are based on the context established by the existing structures and pattern of development in the neighborhood. As such, all structures existing inside the Lawndale/Lake Jeanette NCO boundary at the time of the adoption of this plan shall be considered to be in conformance with the standards of the plan. Damaged structures, up to and including 100% of the pre-damage tax value, will be allowed to rebuild in their existing footprint. Structures existing at the time of the adoption of this plan may be expanded and altered as long as the expansion complies with the dimensional requirements of the Land Development Ordinance and this NCO plan.

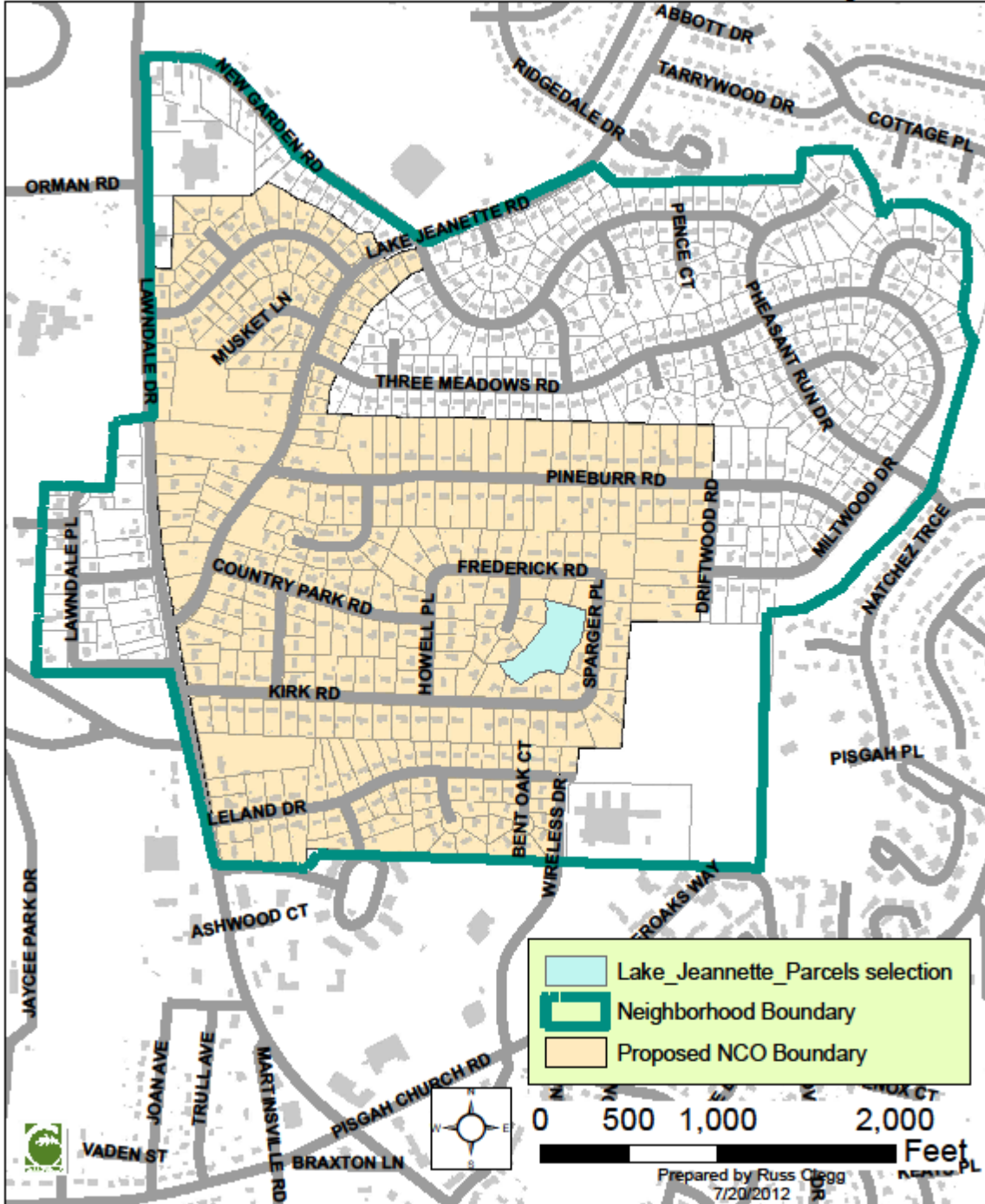
When new development or redevelopment occurs, such projects are subject to the standards described in this document as well as those standards defined by the underlying zoning. Where the overlay standards are in conflict with the underlying zoning, the overlay standards take precedence.

The review process for new development will remain as outlined in the City Code; however, a tree preservation plan must accompany any submittal. Review procedures for new construction or additions will be handled through a standard staff level review.

For specific information regarding application and approval procedures in Greensboro, consult the Greensboro Land Development Ordinance or the Greensboro Planning and Community Development Department.

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Lawndale/Lake Jeanette NCO Boundary



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Credits and Acknowledgements

The Lawndale/Lake Jeanette Neighborhood Conservation Overlay Plan is the result of many hours of hard work by numerous members of the Lawndale/Lake Jeanette Neighborhood Association to preserve and enhance the unique characteristics of this Greensboro neighborhood. Over the course of approximately two years members of the neighborhood association, neighborhood residents and property owners have worked with City staff to identify the challenges and opportunities facing the Lawndale/Lake Jeanette neighborhood. This plan, achieved through months of listening, discussions and compromise, represents a vision for future growth and development in this neighborhood that respects its existing character.

Greensboro City Council

Mayor Robbie Perkins

Mayor Pro Tem Yvonne Johnson, At Large

Nancy Vaughan, At Large

Marikay Abuzuaiter, At Large

T. Dianne Bellamy-Small, District 1

Jim Kee, District 2

Zack Matheny, District 3

Nancy Hoffmann, District 4

Trudy Wade, District 5

Lawndale/Lake Jeanette NCO Steering Committee:

Rebecca Blomgren, Don Huskey, Gene Manning and Ayesha Oglesby.

Other LLJN residents who have collaborated on the NCO:

LLJN Board members Peter Bruns, Norma Cavanaugh, Chuck Cranfield, Susan Jones, Tom Matyok, Doug Oakley, Tara Sandercock, Emily Terranova, and Michelle VanGobes, and all the residents of Lawndale/Lake Jeanette Neighborhood who participated in neighborhood meetings, and guided the creation of this Plan.

City of Greensboro Staff:

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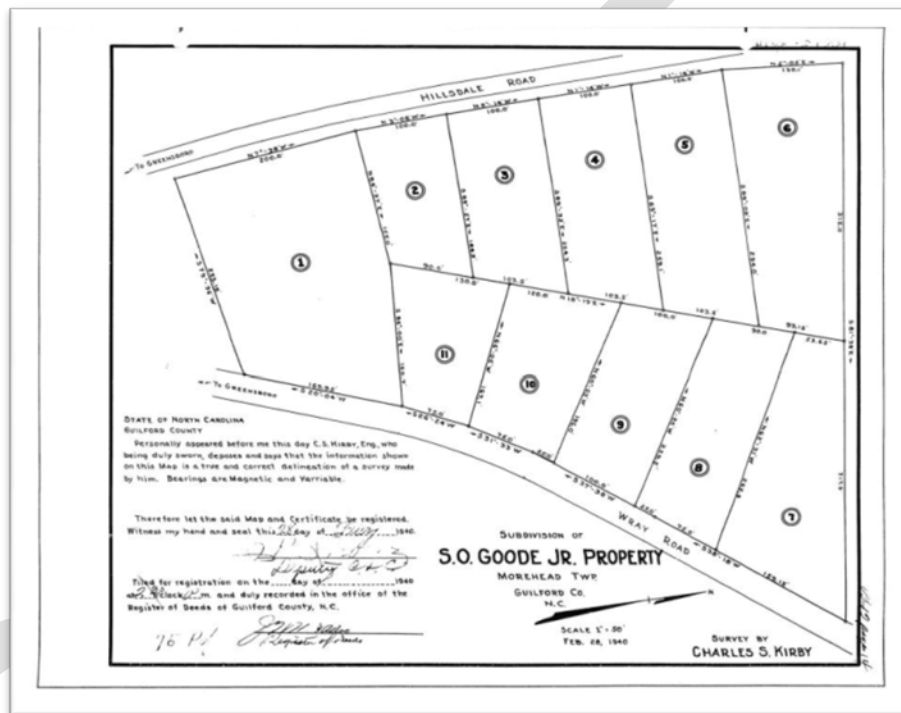
Elizabeth Link

Karen Markovics

Von Patrick

History of the Lawndale/Lake Jeanette Neighborhood

One of the earliest residences in the Lawndale/Lake Jeanette Neighborhood was built in 1917, just south of the intersection of Hillsdale Road, now Lawndale Drive, and Wray Road, now Lake Jeanette Road. The parcel it stands on was originally part of a 75-acre tract purchased by S.P. Westmoreland in 1911 for \$900. At that time, the land stood approximately 2 miles outside the city limits.



Another early house, built in 1939, stands just north of that same intersection, in what became the neighborhood's first subdivision in the modern sense. The S.E. Goode, Jr. property, comprising approximately six acres between Lawndale Drive and Lake Jeanette Road, was subdivided into 11 parcels in 1940. Most of the lots were developed in the 1950's, with several remaining undeveloped today.

The 75-acre Westmoreland tract was later divided into several smaller parcels. One parcel, in the area of the present Kirk Ave. and Annie Laurie St., was purchased by Vernon A. Kirk in 1918. In 1954 the Kirk parcel was subdivided into the parcels present today, and became the Shady Lawn Acres subdivision.

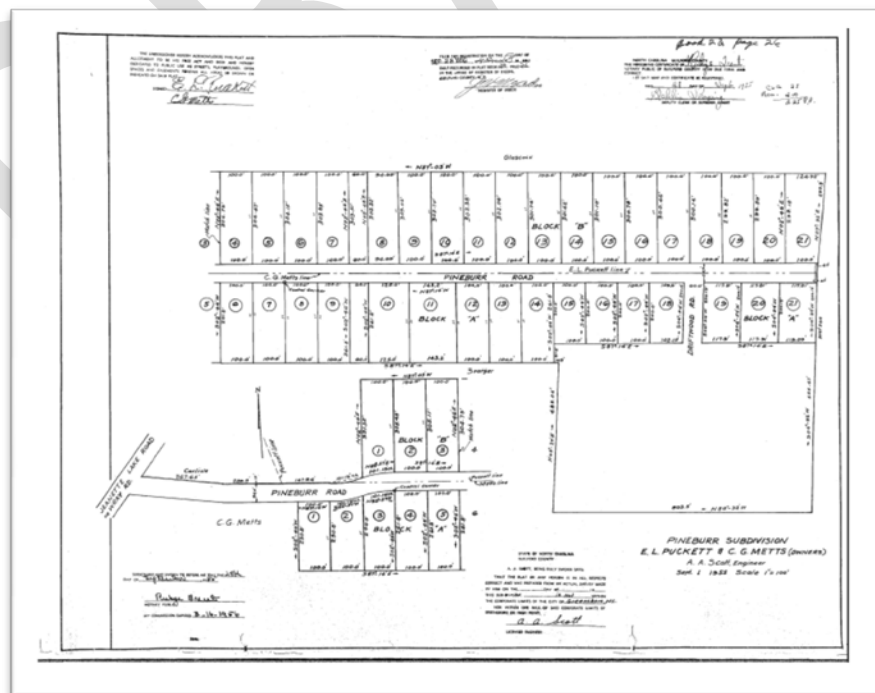
The 1950s mark the advent of a number of subdivisions in the Lawndale/Lake Jeanette neighborhood, and a surge of home building in response to the post-World War II boom. The homes in the Shady Lawn Acres subdivision were largely built between 1955 and 1961.

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To the west of Shady Lawn Acres, along Kirk Road, Howell Place, and Country Park Road, Tatum H. Sparger and his wife, Nina, owned a large tract of land which would become the Country Park Acres neighborhood. Phase 1 of Country Park Acres was subdivided in 1955. Phase 2 of Country Park Acres, which included the roads and lots surrounding Sparger Lake, was subdivided in 1956. Together the two subdivisions included 77 lots and the area of the lake.

Many of the homes in Country Park Acres were built in the 1950's, and Sparger placed deed restrictions on most of the lots developed during this time. Deed restrictions included a prohibition against uses other than residential, requirements for minimum front (40'), side and rear setbacks, a height restriction of 2 stories for the residence, a minimum square footage for the residence (1100 to 1550 square feet for a 1-story building, depending on the lot size), and a restriction on the number of buildings allowed and uses (primary residence and 1- or 2-car garage only, with allowance for servant quarters over the garage). Other restrictions prohibited the keeping of animals, although pets, 'small scale poultry raising, and ponies and saddle horses,' were allowed. One deed, to T.H. Sparger Jr., even required that alterations to the residence receive the approval of Sparger Sr. These deed restrictions were to run through January 1, 2005. Additional infill development continued in Country Park Acres through the 1960's and early 1970's, but later deeds did not carry the same restrictions as the earlier ones.

The Pineburr subdivision, consisting of 42 lots along Pineburr Road, was created in 1955 by E. L. Puckett. The Pineburr subdivision was separated from Lawndale Road by a few large lots containing houses built in 1900, 1920, and 1940. Construction of most of the homes in the new subdivision was carried out in the decade from 1955 to 1965, with a few homes constructed in the 1970's and 1980's.



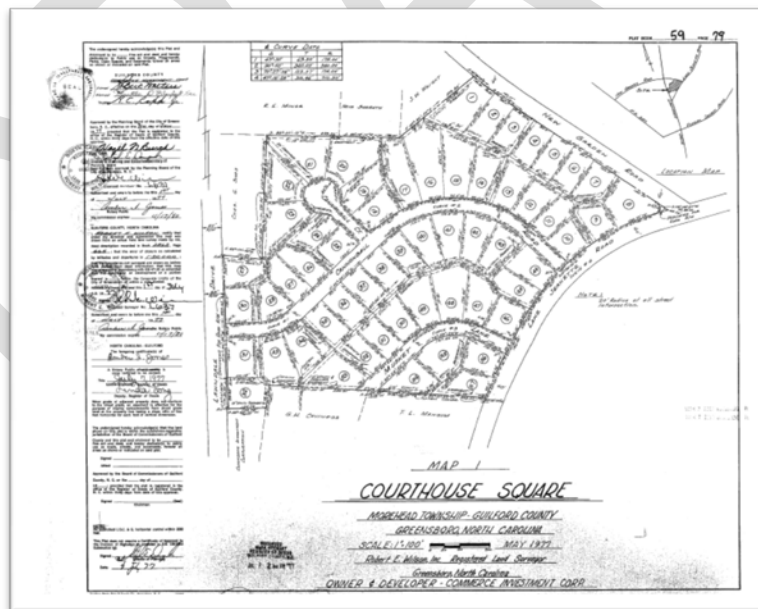
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The lots in Pineburr carried very similar deed restrictions to the Country Park Acres subdivision, including minimum building size, number and type of buildings, and prohibition against any use but residential. Subdivisions creating a lot less than 90' in width or 18,000 square feet overall were prohibited, and the front setback was restricted to no less than 60' from the front property line, unless otherwise shown on the original plat. Puckett also required that he approve plans for any buildings constructed on the properties. These restrictions were to follow the properties until January 1, 1980.

In 1988 an additional 10 lots and the Pineburr Court cul-de-sac were added to Pineburr, with the original Pineburr subdivision to the north and Country Park Acres to the south. The original home on the land was built in 1926, and the homes in the new subdivision were built in the 1990's.

The Starview Acres subdivision, comprising 10 parcels at the intersection of Lawndale Ave. and Leland Drive, was subdivided in 1953 and homes built on all lots in the mid-1950's. Just to the west of Starview Acres, the Thousand Oaks subdivision was platted in 1971. This consists of 36 lots along Leland drive, and includes Round Oak Ct. and Bent Oak Ct. cul-de-sacs. A surge of building saw most of the lots developed in 1973 and 1974, with a few final residences completed in 1975.

Another major subdivision in the neighborhood was Courthouse Square, with 57 lots, platted in 1977. It is bounded by Lake Jeannette Road on the east and Lawndale Drive on the west, and includes Musket Ln., Cannonball Rd., and Cannonball Ct. The subdivision was populated rapidly, with almost all of the residences built between 1977 and 1979, and the last few built in 1980.



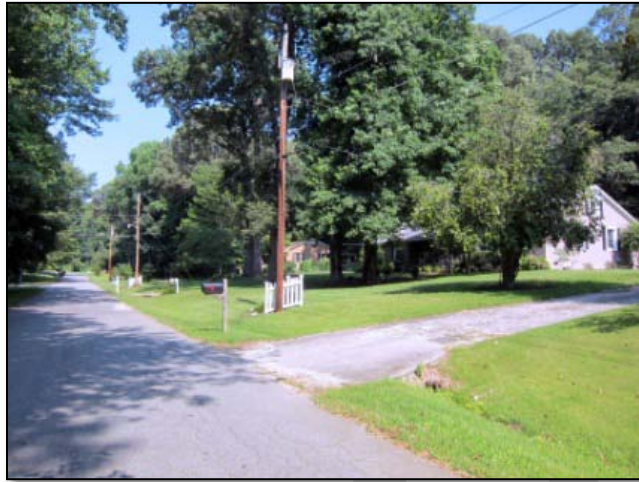
The lots in the Courthouse Square neighborhood were sold with deed restrictions that included a prohibition against uses other than residential and parks, a restriction to one residence per lot and one garage for not more than 2 cars, and a prohibition against keeping any animals other than pets. Buildings are required to be a minimum of 1,500 square feet for a one-story building, and a

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maximum of 2 ½ stories tall. Front building setbacks are required to be a minimum of 40' unless shown otherwise on the plat, and side setbacks a minimum of 20'. Minimum lot width was set at 80', and minimum lot size at 12,000 square feet. The deed restrictions were to run for 30 years from the deed date, then be renewable every 10 years unless a majority of the owners voted to change them.

A handful of larger lots are scattered through the neighborhood. Most are associated with the original, early 20th-century houses in the area. These remnants of the rural past, along with the restrictions on many deeds setting generous lot sizes and building setbacks, have molded the gracious suburban feel of the neighborhood and provided ample open space for the rich tree canopy to flourish.





Existing Zoning

Zoning and Land Use – Description

All properties located within the Lawndale/Lake Jeanette Neighborhood Overlay are zoned R-3. The R-3, Residential Single-family District is primarily intended to accommodate low density single-family detached residential development. The overall gross density in R-3 will typically be 3 units per acre or less. While some areas of the neighborhood contain 3 units per acre, the overall density within the Lawndale/Lake Jeanette Neighborhood Overlay is 2 units per acre. Permitted uses within the R-3 District are:

Single-Family Detached Housing - a separate detached building designed for and occupied exclusively by one family. This includes Cluster development, designed to allow smaller lots than normally permitted in the zoning district and to place land which would otherwise have been included in private lots into public dedication or common elements for open space. Cluster development complies with the maximum density standard but requires that at least 15% of the tract be set aside as common open space.

Zero Lot Line - single-family detached houses with a single side yard on one side of the house, comprising the equivalent width of 2 side yards, and no side yard on the other side of the house.

Traditional House - also a single family detached dwelling. Automobile parking areas and garages are located to the rear of the property, accessed from an alley, and are subordinate in character to the primary structure. It has private yards on all sides of the building.

Additional uses permitted within the R-3 District include churches and schools. All properties contained within the overlay boundary conform to the permitted land uses for R-3.

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Dimensional Requirements

	Single-family Detached and Zero Lot-line	Traditional House
Minimum lot size (sq. ft.)	12,000	10,500
Minimum lot width (ft.)		
<i>Interior lot</i>	75	75
<i>Corner Lot</i>	80	80
Street setback (minimum ft.)		
<i>Front (facade/garage door)</i>	25/30	25
<i>Side, except thoroughfare</i>	15	15
<i>Thoroughfare</i>	35	35
Interior setback (minimum ft.)		
<i>Side</i>	10	10
<i>Rear</i>	30	10
Maximum Height (feet/stories)	50/3	50/3
Maximum Building Coverage (% of lot)	30	40

Notes:

The following additional dimensional requirements apply:

Traditional House

- 1) A maintained alley or other vehicular access must be provided along the side or rear of a traditional house.
- 2) No vehicle parking is permitted in the required street setback.
- 3) A minimum separation of 10 feet must be maintained between a traditional house and principal structures on any adjoining lots.
- 4) Front porches may encroach up to 5 feet into required setbacks.

Zero Lot-line

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- 1) A wall and roof maintenance easement (5 feet along one-story walls, 10 feet along 2-story walls) must be provided on the opposite side of the zero setback line.
- 2) Every lot must provide one side setback of at least twice the minimum side setback required by the zoning district.
- 3) In no case may separation between dwellings be less than 10 feet.
- 4) Where a zero lot line project abuts a non-zero lot line dwelling on an adjoining lot, a setback equal to the district minimum for side setback must be required.

Contextual Infill Development Notes

Requirements for development in existing neighborhoods may be modified per the Contextual Infill Development standards found in the Unified Development Ordinance Sec. 30-7-3.4. Requirements that may be modified include minimum lot size, minimum lot width, minimum setback, and maximum building coverage. Contextual infill modifications are only applicable to lots in existence before January 1, 1960, and for projects less than 2 acres in size.

Zoning and Land Use – Existing attributes and divergence from current zoning

There are 245 properties within the Lawndale-Lake Jeanette Neighborhood NCO boundary. Many, if not most, of these properties have physical attributes that are divergent from their existing zoning dimensional standards. The following is a description of the inconsistencies between the current development and existing dimensional standards.

Lot Width: The minimum lot width in the R-3 zoning district is 75 feet for an interior lot and 80 feet for a corner lot. Within the Lawndale/Lake Jeanette NCO boundary, the average lot width, as measured at the front setback, is 106 feet wide. This average encompasses a very large range of widths. The narrowest are 14 lots, with widths ranging from 65 to 75 feet wide. These are all wedge-shaped lots on cul-de-sacs or curved roads, whose narrow front property line belies the wider proportions of the rest of the lot. 44% of the properties in the neighborhood have lot widths between 75' and 100', and 51% of the properties have a lot width over 100', with the widest lot coming in at 266'. These lot widths are typical of mid-century construction, designed to accommodate houses that present a broad street orientation, while maintaining spacious side yards.

Lot coverage: The typical architecture of the neighborhood presents a wide front facade facing the street, but as the houses are generally not as deep as wide, they cover less of their lot than might be assumed if viewed from the street and lower than is typical of much recent construction. Within the Lawndale/Lake Jeanette NCO boundary, the average building coverage is 10%, with coverage ranging from 2% to 19%. Maximum building coverage allowed in the RS-3 zoning is 30% for Single Family Detached and Zero Lot-Line development, and 40% for Traditional House development.

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Front setback: Within the Lawndale/Lake Jeanette Neighborhood, the front setback (the distance between the street and the front facade of the residence) varies greatly, with the average setback in the 25' - 50' range. However, most lots differ only slightly from their immediate neighbors, and the residences on any particular street generally present a uniform setback. Seven parcels have front setbacks between 15' and 25', and seven parcels have setbacks between 100' and 182'. Fifteen properties have front setbacks in the 75'-100' range. The residences on 80 properties have setbacks between 50' and 75', and 127 residences, or 54% of the residences in the neighborhood, have setbacks in the 25'-50' range. The street setback requirement for the R-3 zoning district is a minimum 25' for the front facade, and 30' for the front of garage, for a Single-Family Detached or Zero Lot-Line house, and 25' for a Traditional House. Most houses within the neighborhood would fit within these minimum setbacks.



Tree Conservation: One of the striking characteristics of the Lawndale/Lake Jeanette Neighborhood is its dense and mature tree canopy. Many of the streets are lined with shade trees, and a number of lots are heavily wooded. Many of the deep lots contain significant stands of mature hardwood trees behind the residences. These stands of trees provide cooling shade for the residences, filtration for rainwater, and habitat for birds and other wildlife, as well as an aesthetic appeal not easily obtained in more recent development.

The current Land Development Ordinance does not require tree conservation for single family development or multi-family development with 8 or fewer units. For other types of development, the amount of area for tree conservation is based on lot size. Projects up to 1.26 acres must conserve trees equal to 1% of the lot area, projects between 1.27 and 5 acres must conserve trees equal to 5% of the lot area and projects greater than 5 acres must conserve trees equal to 10% of the lot area. Tree Conservation requires that a minimum 50% of the total tree conservation area be comprised of existing trees while the remaining 50% may include newly planted trees. Tree Conservation Area is based on the critical root zone area of trees 4" in diameter or larger. Under the current ordinance, new development could remove significant portions of the existing tree canopy.

The NCO Planning Process in the Lawndale/Lake Jeanette Neighborhood

The Lawndale/Lake Jeanette Neighborhood Association initiated a request to begin the NCO planning process in 2008. After an initial informational presentation by staff, the neighborhood circulated a petition to begin the planning process in 2010. When the petition and application were received and reviewed by staff, the neighborhood was found to be eligible, with 32% of the property owners representing 29% of the land area signing the petition. The rate of petition signing helped to shape the initial boundaries of the plan; the original petition was circulated throughout the entire neighborhood, and support was found in the smaller area that is the current boundary. One section of Pineburr St. was added to the area during the process when additional petition names were submitted.

The neighborhood, lead by a steering committee that worked closely with City staff, decided to spend one year working on the NCO, dedicating their already-scheduled quarterly neighborhood meetings to the task.

- **January 18, 2011:** The first meeting focused on establishing goals for the NCO by discussing what residents considered important about their neighborhood and what they considered threats.
- **April 19, 2011:** For the second meeting, City staff reviewed the neighborhoods comments and suggested 6 possible zoning standards to include in the NCO. Residents placed dots on posters of the possible plan elements to help gauge support for each item. Two items, garage placement and building orientation, were not supported, but 4 were: front yard setback, percent building coverage, tree preservation, and lot width.
- **July 19, 2011:** At the subsequent meeting in the fall, staff presented options for creating customized standards for each of the 4 zoning items, and got feedback from residents as to which were most appropriate. The neighborhood reached consensus on 3 elements, but not on tree preservation.
- **September 19, 2011:** At the final regularly scheduled meeting of the year, residents discussed tree preservation, the one remaining element. At issue was whether to regulate tree removal even if there was no new construction; at the end of the meeting, residents had decided that using a building permit as a trigger provided sufficient protection without unduly restricting the neighbors ability to landscape as they saw fit.

Dimensional Standards

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1. Street Setback

Purpose: To maintain a consistent look from the roadway.

Lawndale/Lake Jeanette Neighborhood Conservation Overlay standard -

Applicable to the construction of new houses or other principal structures, and to existing houses or structures undergoing an expansion of greater than 25% of the existing footprint:

The street setback is measured at the principal building facade and does not include porches, steps, stoops or balconies, etc.

The minimum street setback for new construction in the Lawndale/Lake Jeanette Neighborhood Conservation Overlay shall be determined by taking the average of the front yard setback of the two adjacent properties on both sides of the subject property. The setback shall be no smaller than this average figure. Corner lots shall use the two adjacent properties on the street to which they are oriented to establish the context.



*The proposed setback would be the average of the setbacks on the two adjacent properties.
The setback for this property would be $(62' + 59' + 60' + 63' = 224') \div 4 = 60'$*

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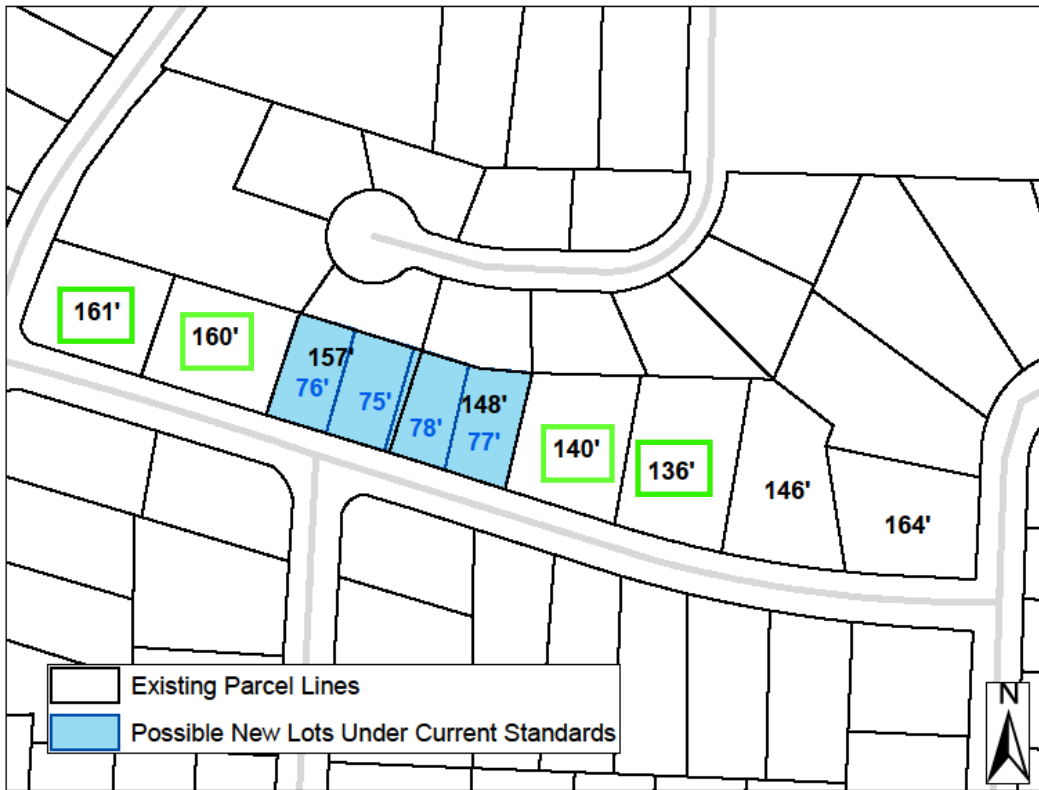
2. Lot Width

Purpose: Maintain the historic lot pattern of the neighborhood while allowing for appropriate infill development.

Lawndale/Lake Jeanette Neighborhood Conservation Overlay standards -

Applicable to all lots within the Lawndale/Lake Jeanette Neighborhood NCO boundary. All existing lots of record can be built upon as long as all dimensional standards in the Land Development Ordinance can be met:

The width of newly created lots shall not be less than the average width of the two adjacent properties on both sides of the subject property or properties.



$$(161' + 160' + 140' + 136') \div 4 = 149 \text{ feet (Average of Adjacent Lots)}$$

3. Maximum Building Coverage (% of Lot)

Purpose: To maintain the current residential building pattern if a property is rezoned to a more intense use. Non-residential and multi-family zoning districts generally allow higher percentage building coverage on a lot, though watershed, setback and other requirements limit their potential size.

Lawndale/Lake Jeanette Neighborhood Conservation Overlay standards-

Applicable to the construction of new houses or other structures and to existing houses or structures undergoing an expansion of greater than 25% of the existing footprint.

The maximum building footprint shall not exceed 30% of the lot. Building coverage will be calculated using all roofed structures on the lot.

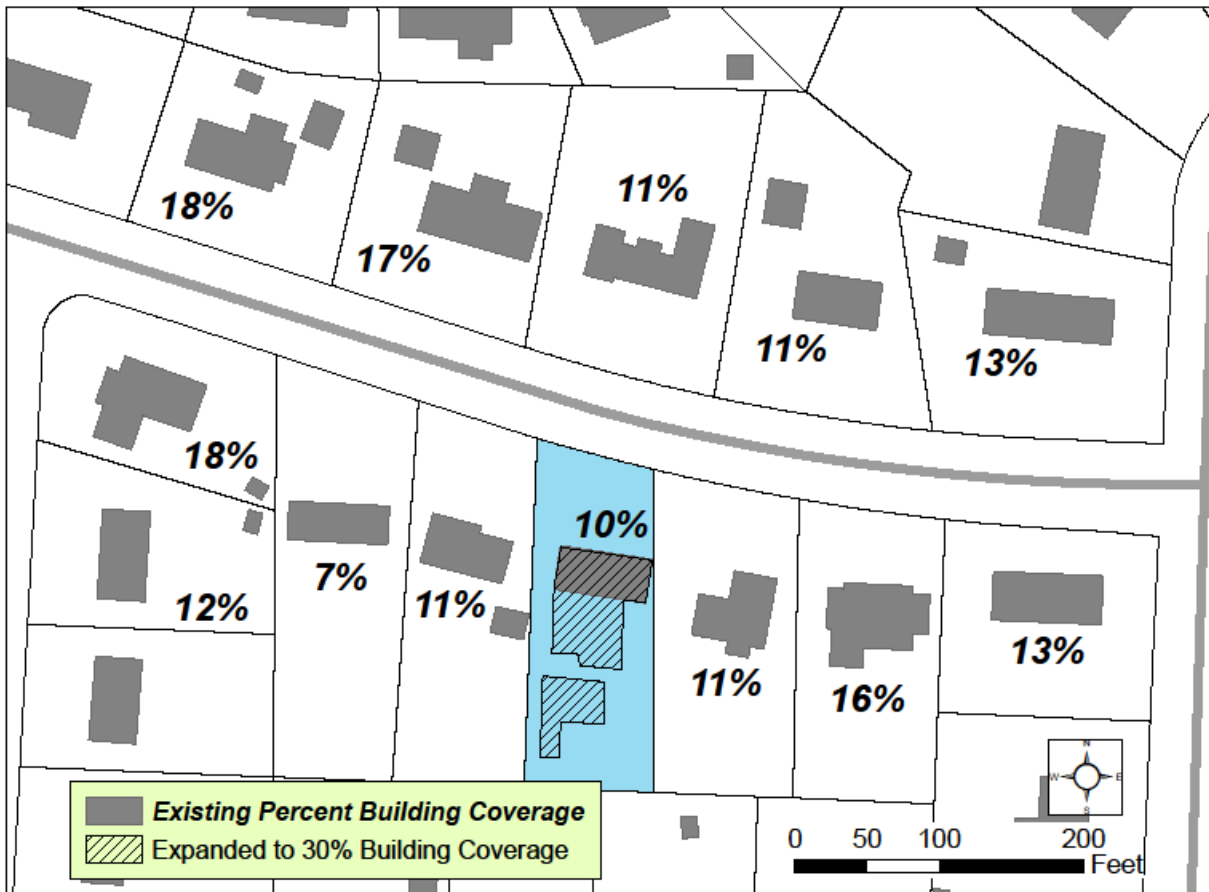


Illustration of maximum building coverage under the NCO

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4. Tree Conservation

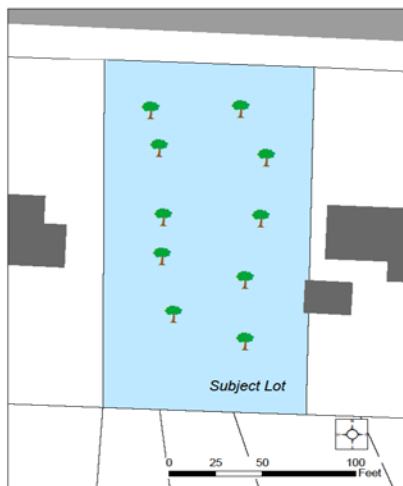
Purpose: To prevent the clear cutting of lots during new construction.

Lawndale/Lake Jeanette Neighborhood Conservation Overlay standards

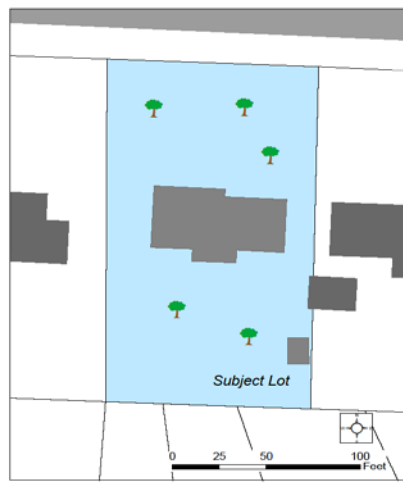
Applicable to all construction of new principal structures within the Lawndale/Lake Jeanette NCO boundaries:

Conserve 50% of the trees located on the property that have a minimum 4 inch diameter at breast height (4.5 feet above the ground). This requirement may be met by either:

- 1) conserving 50% of the existing trees
- OR--**
- 2) conserving 30% of the existing trees and reforesting the other 20% anywhere on the site. New trees should be at least 2 inch caliper if canopy and a 1 inch caliper if understory. New trees should be of the same type (canopy or understory) but not necessarily of the same species as those replaced and should be of a "Water Wise" variety.



10 Existing Trees



New House
50% or 5 trees conserved



New House
30% or 3 trees conserved
20% or 2 trees planted